



Article 44 Planned Development Districts

Public Hearing
10 February 2016



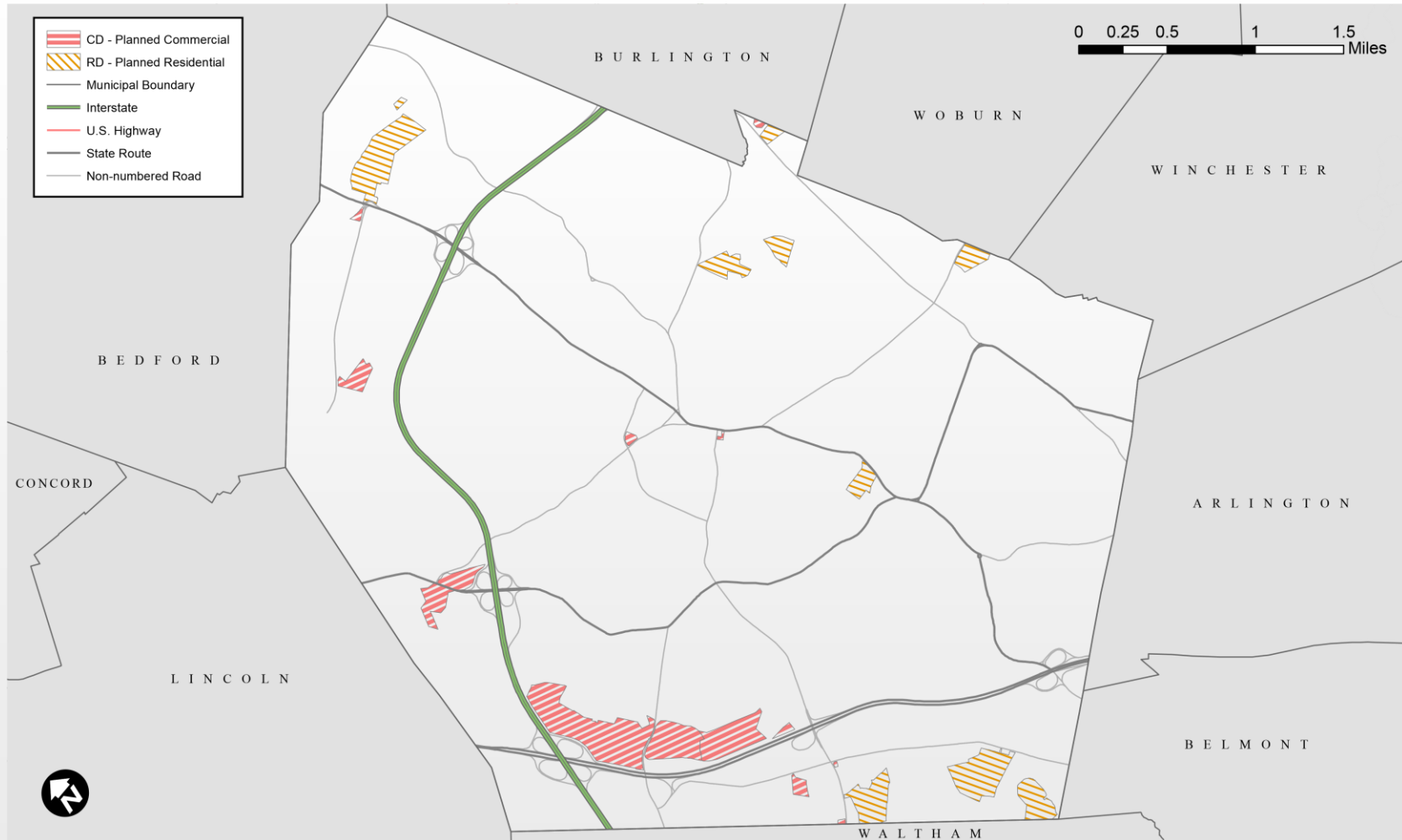
Planned Development Districts

- Permit considerable flexibility in the development of tracts of land by requiring few predetermined standards;
- Permit a developer to propose, and for the Town to vote on, a site development and use plan unique to a particular location;
- Permit the use of development standards more detailed than the more general standards elsewhere in this bylaw.



14 CD districts

10 RD districts





Proposed Changes

- Eliminate unnecessary RD district type
- Eliminate special Town Meeting procedures
- Replace special permit process with site plan review process
- Existing CD and RD districts remain covered by existing rules until amended
- Cleanup and simplification



Eliminate RD District Type

- Provides no additional value over the CD district type for proponents or the Town
- Special treatment of residential development on Town-owned land no longer needed
- Rename CD to PD to avoid confusion
 - Districts may be commercial, residential, or mixed-use



Town Meeting Procedures

- Eliminate requirements that:
 - Revised PSDUP be filed 7 days before first session of Town Meeting
 - Amendments to PSDUP be filed 7 days before vote and require 2/3 vote
- Eliminated requirements obstruct necessary non-controversial changes to PSDUP
- Standard Town Meeting procedures provide sufficient protection to Town and proponents



After Town Meeting

- Existing: Special permit and DSDUP
 - Granted (2/3 vote) or denied at discretion of Zoning Board of Appeals
 - Must comply with PSDUP
 - May contain conditions that serve the public interest
- Proposed: Site plan review
 - Granted (majority vote) by Planning Board if development complies with PSDUP
 - May contain reasonable conditions supporting Planning Board's standards
- State law forbids districts that require a special permit for all development
- Site plan review process provides originally intended oversight while conforming to state law



Public Questions & Comments